



## RESOLUTION

URGING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO UPHOLD THE GLASS RULE WITH REGARD TO THE SYMPHONY HONOLULU.

WHEREAS, in June 2012, the Hawaii Community Development Authority (HCDA) approved the development permit for the Symphony Honolulu Project in the Mauka Area of the Kakaako Community Development District; and

WHEREAS, the development permit was approved with the condition that the project developer, OliverMcMillan Pacific Rim, LLC. (OMPR), comply with all applicable requirements of the Mauka Area Rules of the Kakaako Community Development District; and

WHEREAS, included in the Kakaako Community Development District Mauka Area Rules is Hawaii Administrative Rule (HAR) Sec. 15- 15-217-55(k)(2) ("The Glass Rule") which states:

Window glazing shall be transparent with clear or limited UV tint so as to provide views out of and into the building. Visible light transmission level of windows on the ground floor shall be seventy per cent or greater and on all other floors the visible light transmission level shall be fifty per cent or greater;

and

WHEREAS, on February 4, 2015, OMPR informed the HCDA that the windows the OMPR is installing in the Symphony Honolulu Project above the ground level fail to meet the HCDA's visible light transmission (VLT) level requirement established by the Glass Rule, stating, "Symphony tower glass VRE 1-30 is 28% VLT and does not meet the 50% VLT required in this rule"; and

WHEREAS, on February 23, 2015, the HCDA issued a Notice of Violation to OMPR for violating the Glass Rule; and

WHEREAS, OMPR subsequently petitioned the HCDA to amend Development Permit No. KAK 12-075 by waiving or permanently suspending the Glass Rule for the Symphony Honolulu Project and that such waiver or permanent suspension be retroactive from April 5, 2015; and

WHEREAS, OMPR has claimed that the Glass Rule and Mauka Area Rules requirements relating to Leadership in Energy and Environment Design (LEED) standards cannot be met simultaneously; and



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

FILED

AUG 14 2016  
PURSUANT TO ROH Sec. 1-2.5

No. 15-231

## RESOLUTION

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WHEREAS, although the Council concurs with the need for making energy efficiency a priority in the development and construction of buildings, it is also concerned with the impacts of daytime glare generation associated with buildings with highly reflective surfaces, since such glare may cause public safety issues for motorists, bicyclists and pedestrians traveling on nearby roadways and sidewalks and discomfort for persons living and working in the project vicinity; and

WHEREAS Section 21-4.80 of the Revised Ordinances of Honolulu, applicable to buildings in Honolulu outside the jurisdiction of HCDA, prohibits any building wall from containing a reflective surface for more than 30 percent of the wall's surface area; and

WHEREAS, the Council is further concerned by OMPR's failure to abide by HCDA rules that had been established prior to the commencement of project development and finds that the approval of a waiver of safety-related conditions for the Symphony Honolulu Project would set a bad precedent; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Council urges the Hawaii Community Development Authority to uphold the Glass Rule with regard to the Symphony Honolulu Project; and



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BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Hawaii Community Development Authority and the Governor.

INTRODUCED BY:

*[Signature]*

2012 AUG 14 PM 3:12  
CITY CLERK  
RECEIVED

DATE OF INTRODUCTION:

**AUG 14 2015**

Honolulu, Hawaii

Councilmembers

FILED  
**AUG 14 2016**  
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